



Main Street, Yaxley Peterborough
Offers in Excess of £300,000 Freehold

**Sharman
Quinney**

Key Features



- Established Detached Family Home
- Non-Estate Location
- Spacious Lounge Area
- Spacious Master Bedroom
- 17' Sun Room/Utility Room

Located in a Non Estate location, this Vacant Detached Family Home is being sold with No-Upward Chain, in brief the accommodation comprises of, Entrance Porch, door to the Entrance Hall with stairs to the first floor landing, two piece Downstairs Cloakroom, impressive Lounge Area, opening to the Dining Area, sealed unit double glazed sliding doors to the rear garden, Kitchen which is fitted with a range of base and eye level units, cupboards and drawers, worktop space, sink unit, space for fridge/freezer and cooker, door to the Sun Room / Utility Room, which has plumbing for a washing machine, space for a tumble dryer, water softener, double sliding doors to the rear garden. Upstairs the First Floor Landing has doors to the Three Double bedrooms, the spacious Master Bedroom has a vanity wash hand basin with cupboards under, three piece



Shower Room has a walk-in shower cubicle, low level WC, wash hand basin, Outside the frontage provides Off Road Parking, the Rear Garden is split level, mainly paved for low maintenance and providing ample seating areas.

Entrance Porch - 7'6" x 2'7"

Entrance Hall - 11'6"max x 8'8"max (including stairs)

Downstairs Cloakroom - 4'5" x 2'7"

Lounge Area - 21'5"max x 16'6"max (excluding bay window)

Dining Area - 12'9" x 9'2"

Kitchen - 11'7" x 9'9"

Sun Room / Utility Room - 17'5" x 9'8"

First Floor Landing - 16'2" x 3'7"

Master Bedroom - 20'6"max x 12'9"max (l-shaped room)

Bedroom 2 - 12'3"max x 11'5"max

Bedroom 3 - 11'4"max x 8'9"max (including door recess/excluding recess)

Family Shower Room - 11'4"max x 5'4"max (including shower)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:
01733 245400

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 01733 245400

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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